112.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,300 / 774,300
					USE VALUE:	774,300 / 774,300
					ASSESSED:	774,300 / 774,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIMINICO DENNIS J & LAURIE
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	35 THESDA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DIMINICO DENNIS J & LAURIE -
Owner 2:	-
Street 1:	35 THESDA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1988, having primarily Clapboard Exterior and 1850 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7563.000	321,500		452,800	774,300
Total Card	0.174	321,500		452,800	774,300
Total Parcel	0.174	321,500		452,800	774,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.54 /Parcel: 418.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 71308

GIS Ref

GIS Ref

Insp Date 10/10/18

!8701!

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	321,500	0	7,563.	452,800	774,300		Year end	12/23/2021
2021	101	FV	321,500	0	7,563.	452,800	774,300		Year End Roll	12/10/2020
2020	101	FV	321,300	0	7,563.	452,800	774,100	774,100	Year End Roll	12/18/2019
2019	101	FV	279,700	0	7,563.	446,400	726,100	726,100	Year End Roll	1/3/2019
2018	101	FV	279,700	0	7,563.	342,900	622,600	622,600	Year End Roll	12/20/2017
2017	101	FV	279,700	0	7,563.	323,400	603,100	603,100	Year End Roll	1/3/2017
2016	101	FV	279,700	0	7,563.	297,600	577,300	577,300	Year End	1/4/2016
2015	101	FV	251,600	0	7,563.	278,200	529,800	529,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:46:25

LAST REV

Date	Time
07/08/21	18:02:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8701

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIMINICO DENNIS	78065-406		6/21/2021	Convenience	1	No	No		LIFE ESTATE DEED
	20224-118		11/1/1989		229,000	No	No		Y

USER DEFINED

Prior Id # 1:	71308
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2020	1598	Redo Kit	16,000	C				
6/16/2004	518	Wood Dec	4,000					REPL / EXPAND DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	Inspected	BS	Barbara S
9/19/2018	MEAS&NOTICE	CC	Chris C
12/1/2008	Meas/Inspect	163	PATRIOT
3/28/2005	Permit Visit	BR	B Rossignol
3/6/2000	Inspected	276	PATRIOT
2/7/2000	Measured	264	PATRIOT
8/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7563		Sq. Ft.	Site		0	70.	0.86	6									452,826						452,800	

Total AC/HA:	0.17362	Total SF/SM:	7563	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	452,826	Spl Credit		Total:	452,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	8 - Irregular		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	173.846
Other Features:	70150
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396366
Depreciation:	74913
Depreciated Total:	321452

COMMENTS

OF=EXTRA SINK IN FULL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

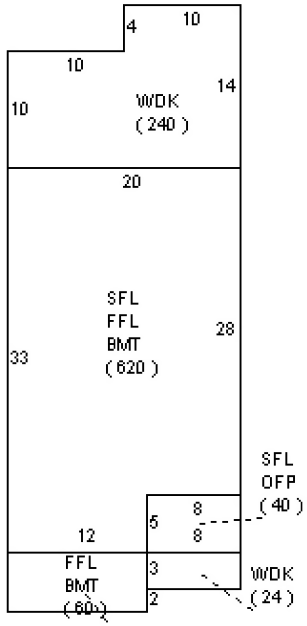
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.23
Special Features:	0	Val/Su Net:	138.34
Final Total:	321500	Val/Su SzAd	239.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	680	77.580	52,754
FFL	First Floor	680	173.850	118,215
SFL	Second Floor	660	173.850	114,739
WDK	Deck	264	10.080	2,662
OFP	Open Porch	40	45.330	1,813
	Net Sketched Area:	2,324	Total:	290,183
Size Ad	1340	Gross Area	2324	FinArea 1850

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: